046.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,175,700 / 1,175,700
					USE VALUE:	1,175,700 / 1,175,700
					ASSESSED:	1,175,700 / 1,175,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
116	-122	FRANKLIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UPLAND REALTY LLC
Owner 2:	
Owner 3:	
Street 1:	15 RYDER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCKENNA STEPHEN J & -
Owner 2:	CONNEELY MARTIN KEVIN -
Street 1:	15 RYDER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,021 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1910, having primarily Aluminum Exterior and 3440 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 18 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7021.000	671,200		504,500	1,175,700
Total Card	0.161	671,200		504,500	1,175,700
Total Parcel	0.161	671,200		504,500	1,175,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 341.77 | /Parcel: 341.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 32734

GIS Ref

GIS Ref

Insp Date 10/31/18

!3911!

PREVIOUS ASSESSMENT

Parcel ID 046.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	637,100	0	7,021.	504,500	1,141,600	1,141,600	Year End Roll	12/18/2019
2019	111	FV	560,900	0	7,021.	536,000	1,096,900	1,096,900	Year End Roll	1/3/2019
2018	111	FV	560,900	0	7,021.	391,000	951,900	951,900	Year End Roll	12/20/2017
2017	111	FV	527,000	0	7,021.	340,500	867,500	867,500	Year End Roll	1/3/2017
2016	111	FV	527,000	0	7,021.	290,100	817,100	817,100	Year End	1/4/2016
2015	111	FV	357,100	0	7,021.	283,800	640,900	640,900	Year End Roll	12/11/2014
2014	111	FV	357,100	0	7,021.	233,300	590,400	590,400	Year End Roll	12/16/2013
2013	111	FV	357,100	0	7,021.	222,000	579,100	579,100		12/13/2012

PRINT

Date	Time
12/10/20	19:02:27

LAST REV

Date	Time
10/09/19	16:45:51

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3911

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCKENNA STEPHEN	68447-50		11/21/2016	Convenience	99	No	No		
UPLAND REALTY L	68447-30		11/21/2016	Convenience	99	No	No		
MCKENNA STEPHEN	62849-163		10/29/2013	Convenience	99	No	No		
BADARACCO MARIA	62849-143		10/29/2013		850,000	No	No		
	9718-249		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	32734
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/31/2018	MEAS&NOTICE	HS	Hanne S
2/14/2017	I & E Return	EMK	Ellen K
4/30/2014	External Ins	PC	PHIL C
4/1/2009	Measured	201	PATRIOT
1/9/2009	Meas/Inspect	336	PATRIOT
3/28/2000	Inspected	264	PATRIOT
3/9/2000	Measured	263	PATRIOT
11/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7021		Sq. Ft.	Site		0	80.	0.90	1									504,507						504,500	

Total AC/HA: 0.16118 | Total SF/SM: 7021 | Parcel LUC: 111 Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 504,507 | Spl Credit | Total: 504,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	1990
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	4	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95523250
Const Adj.:	1.00989902
Adj $ / SQ:	135.056
Other Features:	213500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	750789
Depreciation:	79584
Depreciated Total:	671205

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 18 | BRs: 8 | Baths: 4 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
2	5	2	
Totals			
4	18	8	

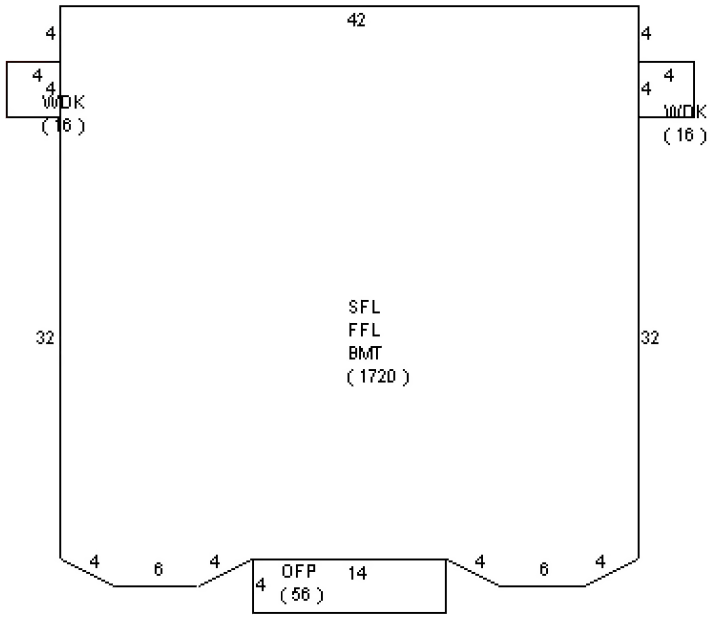
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	135.06
Special Features:	0	Val/Su Net:	127.90
Final Total:	671200	Val/Su SzAd	195.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,720	40.520	69,689
FFL	First Floor	1,720	135.060	232,297
SFL	Second Floor	1,720	135.060	232,297
OFP	Open Porch	56	44.440	2,488
WDK	Deck	32	16.160	517

Net Sketched Area: 5,248 | Total: 537,288

Size Ad 3440 | Gross Are 5248 | FinArea 3440

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2017	0.00	T	1.6	111						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

046.0-0004-0001.0

IMAGE

AssessPro Patriot Properties, Inc